

CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES

Date: Wednesday, December 16, 2009

Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall

Time: 9:00 AM

9:00 a.m.

Docket No. 09110035 PP: Reading Tree Park Primary Plat

The applicant seeks primary plat approval for 3 lots on 6.44 acres and seeks these subdivision waiver approvals:

Docket No. 09110036 SW SCO 6.05.01: 50-ft minimum lot frontage at the road r/w

Docket No. 09110037 SW SCO 6.05.07: when adjacent to, dwelling must face a parkway

Docket No. 09110038 SW SCO 8.09: alternative transportation, side path

The site is located adjacent to the Monon Greenway, at 212 W 136th Street. It is zoned R-1/Residence, partially within the US 31 Overlay Zone. Filed by Greg Ilko of CrossRoad Engineers, PC for Reading Tree Park, LLC.

Justin Moffett presented they are seeking approval for a 6.5 acre parcel adjacent to 136th Street and Monon Trail. Currently their primary focus will be at the southeast corner of the property while reserving rest of property as unused ground with possible future development. This area is adjacent directly to the Monon Trail and is to consist of 3 single family custom homes. There is an existing paved drive (from previous home) that will be a common shared drive for these homes. Based on comments received from City Engineer revisions will be needed.

Ryan Hartman- Clay Township Regional Waste

- Outside of service area, No comments

Greg Hoyes-Hamilton County Surveyor Office

-Does not form regulated drainage water shed, no comments

Nick Redden- Engineering

-Sent comment letter, no further comments at this time

Shirley Hunter-Duke Energy

-May need utility easement for service to homes

-Area line from previous home may still be used-not sure if abandoned line

-Line may need to be buried at a cost to petitioner

Chris Ellison- Carmel Fire Department

-Need copy of plans, will review and make comments at that time

Daren Mindham-Urban Forestry

-Need landscape plans and tree preservation plans, will review and make
And make comments at that time

-No comments on waiver requests

David Littlejohn-DOCS-Alternative Transportation

-Sent comment letter, no further comments at this time

-Petitioner asked if they are required to provide path and connect to adjacent path as stated in comment letter. There is a significant gap between property and Monon Trail; also concerned about engineering around drainage, interfering with water flow and cutting into any culverts, etc.

-Per bike and pedestrian plans which are tied to Carmel Thoroughfare Plan, it is required to take path to property line.

Alexia Donahue-Wold-DOCS

-No comments

END

9:15 a.m.

Docket No. 09110039 SP: Replat, CW Wiedler's Sub-Division, lots 69-71 (Blackwell Park)

The applicant seeks secondary plat approval to create 8 lots and 1 Common Area from 3 lots on 2.2 acres. The site is located at 3rd Avenue NE & 3rd Street NE. The site is zoned R-2/ Residence. Filed by Gregory Ilko of Crossroad Engineers, PC for Justin Moffett & Jeff Langston.

Justin Moffett presented he is seeking secondary plat approval for property at 3rd Avenue NE and 3rd Street NE. Currently property consists of 3 parcels and he is proposing to develop the area into 8 lots and a common area.

Ryan Hartman- Clay Township Regional Waste

-Outside of service area, No comments

Greg Hoyes-Hamilton County Surveyor Office

-Does not form a regulated drainage water shed, no comments

Nick Redden- Engineering

- Sent comment letter, no further comments at this time

Shirley Hunter-Duke Energy

-Need Auto CAD file for secondary plat

-Utility easement is needed

-Currently feed from ally at back of lot from west end of property

-Need to get power from back of lot over to street side

-Ally to new road

-Existing Easement 15 feet on 3rd Avenue NE

-Transformers will be located on street side (not back of property)

-Field visit needed to best determine way to feed service

Chris Ellison- Carmel Fire Department

-Need CAD file showing aerial ladder maneuvering around cul de sac

-Petitioner stated they have reduced cul de sac center island area to help with maneuvering fire apparatus within subdivision

Daren Mindham-Urban Forestry

-Need updated landscape and tree preservation plans

-Petitioner noted this project requires SDR (Site Design Review) so landscape plans will be submitted as separate plans for each lot and work directly with DOCS staff when permits are submitted for approval

-Requested possibility to not have construction in center and just rim outside of dry retention pond to try and save as many existing trees as possible

David Littlejohn-DOCS

-Sent comment letter, no further comments

Alexia Donahue-Wold-DOCS

- No comments

END

9:30 a.m.

Docket No. 09110040 ADLS Amend: PFM Car & Truck Care Center (former PSI/Duke Energy Site)

The applicant seeks approval for a building addition and exterior building/site modifications. The site is located at 1441 S Guilford Rd. and is zoned PUD/Planned Unit Development. Filed by John Neely of Five J, LLC.

Jim Shinaver with Nelson Frankenberger, Jon Byrum with Byrum Architects and Eric Fleming with Weihe Engineering were present. Jim presented for the petitioner who is seeking to redevelop existing building (formerly PSI/Duke Energy building) at the northeast corner of 116th Street and Guilford Road. Petitioner would like to modify building to allow for an auto repair shop with left over space for retail spaces. They have also filed for use variances.

Ryan Hartman- Clay Township Regional Waste

-Sent comment letters, no further comments

Greg Hoyes-Hamilton County Surveyor Office

-Sent comment letter, no further comments

Nick Redden- Engineering

-Sent comment letter, no further comments

Shirley Hunter-Duke Energy

-Need Auto CAD file

-Individual meters would need to be installed if other tenants are being located in retail spaces (to allow for separate billing)

-Need to check the existing voltage to the building

Chris Ellison- Carmel Fire Department

-Multi-use building?-Yes

-Fire sprinkler system in existing building?-Yes but not automatic

-Plan is to have majority of building gutted and redone allowing for more updated system

Daren Mindham-Urban Forestry

-Received revised plans on December 15, will review and send additional comments

David Littlejohn-DOCS-Alternative Transportation

-Sent comment letter, no additional comments

Alexia Donahue-Wold-DOCS

-No comments

END